

## Part 4 Local government infrastructure plan

### 4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the [Sustainable Planning Act 2009](#).
- (2) The purpose of the local government infrastructure plan is to:
  - (a) integrate infrastructure planning with the land use planning identified in the planning scheme;
  - (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
  - (c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
  - (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and
  - (e) provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
  - (a) states in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
  - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2026;
  - (c) states in Section 4.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance;
  - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
    - (i) water supply;
    - (ii) sewerage;
    - (iii) roads;
    - (iv) footpaths and cycleways; and
    - (v) parks and land for community facilities.
  - (e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Section 4.5.2.

## 4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
  - (a) population and employment growth; and
  - (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network.
- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
  - (a) the base date 2011 and the following projection years to accord with future Australian Bureau of Statistics census years:
    - (i) mid 2016;
    - (ii) mid 2021;
    - (iii) mid 2026;
    - (iv) mid 2031; and
    - (v) ultimate
  - (b) the LGIP development types in column 2 that include the uses in column 3 of Table 4.2.1.
  - (c) the projection areas identified on Growth Model Zone Maps 1 to 5 in the extrinsic material (Local Government Infrastructure Plan - planning assumptions & PIA). For reporting purposes, the projections are summarised by the reporting areas identified in Schedule 3 - Local government infrastructure plan mapping and tables, SC3.3.1 - Reporting areas map.

**Table 4.2.1-Relationship between LGIP development categories, development types and uses**

<b>Column 1 LGIP development category</b>	<b>Column 2 LGIP development type</b>	<b>Column 3 Uses</b>
Residential development	Single Dwelling (urban)	Dwelling house (urban)
	Single Dwelling (rural residential)	Dwelling house (rural residential)
	Single Dwelling (rural)	Dwelling house (rural)
	Multiple Dwelling	Dual occupancy Multiple dwelling
	Other Dwelling	Caretaker's accommodation Community residence Dwelling unit Relocatable home park Residential care facility Retirement facility
Non-residential development	Retail	Adult store Agricultural supplies store Bar Bulk landscape supplies Food and drink outlet Function facility Garden centre Hardware and trade supplies Market Outdoor sales Roadside stall Service station Shop Shopping centre Showroom Wholesale nursery

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	Services	Animal keeping Brothel Car wash Cemetery Childcare centre Club Community care centre Community use Crematorium Detention facility Educational establishment Environmental facility Funeral parlour Health care services Home based business Hospital Hotel Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility Nature-based tourism Nightclub entertainment facility Non-resident workforce accommodation Outdoor sport and recreation Outstation Park Place of worship Resort complex Rooming accommodation Rural workers accommodation Service industry Short-term accommodation Theatre Tourist attraction Tourist park
	Professional	Emergency services Office Sales office Veterinary services
	Industry	Air services High impact industry Landing Low impact industry Marine industry Medium impact industry Parking station Port services Research and technology industry Rural industry Special industry Telecommunications facility Transport depot Warehouse Winery

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	Other	Animal husbandry Aquaculture Cropping Extractive industry Intensive animal husbandry Intensive horticulture Major electricity infrastructure Permanent plantation Renewable energy facility Substation Utility installation

(4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

#### 4.2.1 Population and employment growth

(1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2.1.1-Population and employment assumptions summary.

**Table 4.2.1.1-Population and employment assumptions summary**

Column 1 Description	Column 2 Assumptions					
	2011	2016	2021	2026	2031	Ultimate
Population	180,114	197,830	212,488	228,049	243,892	404,326
Employment	90,057	98,915	104,817	112,259	119,531	418,035

(2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:

- (a) Table SC3.1.1 - Existing and projected population, and;
- (b) Table SC3.1.2 - Existing and projected employment;

**Editor's note**—More detailed projections by growth model zone areas are available in the extrinsic material.

#### 4.2.2 Development

(1) The developable area is identified in Schedule 3-Local government infrastructure plan mapping and tables, SC3.3.2 - Developable area map.

(2) The planned density for future development is stated in Table 4.2.2.1 to Table 4.2.2.5.

**Editor's note**—Locations where infill and broad-hectare densities apply are identified respectively as 'less than threshold' and 'greater than threshold' areas that are mapped in Appendix C and Appendix D of *Local government infrastructure plan - planning assumptions & PIA . Townsville City Council.* (extrinsic material). The densities and other key assumptions in this local government infrastructure plan include:

- Assumed population, housing and employment densities (infill) (Table 4.2.2.1);
- Assumed population, housing and employment densities (broad-hectare) (Table 4.2.2.2);
- Assumed population, housing and employment densities (heritage)(Table 4.2.2.3);
- Assumed population, housing and employment densities (special cases) as shown in Figure 4.2.2.1 (Table 4.2.2.4); and
- Delayed start dates for growth associated with preliminary approvals (Table 4.2.2.5).

(3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.2.6 - Residential dwelling and non-residential floor space assumption summary.

(4) A summary of the assumptions about future educational enrolments for the planning scheme area is stated in Table 4.2.2.7 - Education assumptions summary.

**Table 4.2.2.1-Assumed population, housing and employment densities (infill)**

Zone	Precinct	Ultimate density (per net developable hectare)						
		Single dwelling (no.)	Multiple or other dwelling (no.)	Retail(m2)	Services (m2)	Profess. (m2)	Industry (m2)	Other (m2)
CF	All	-	-	-	-	-	-	-
CR	All	16.7	-	-	-	-	-	-
DC	All	-	-	2,970	765	765	-	-
EC	MCF2	-	-	2,310	595	595	-	-
EC	MCNS	-	-	5,280	1,360	1,360	-	-
EC	Other	16.6	4.9	20	80	-	-	-
HDR	PS	-	590.6	9,936	-	-	-	-
HDR	Other	-	80.0	656	83	459	-	-
HII	All	-	-	3	65	65	6,367	-
LC	All	-	-	2,970	765	765	-	-
LDR	MCF1*	-	-	2,310	595	595	-	-
LDR	MHF1*	-	-	-	3,180	2,120	-	-
LDR	RRRC*	18.8	2	10	40	-	-	-
LDR	ST*	10.0	-	-	-	-	-	-
LDR	Other	18.9	2.1	5	20	-	-	-
LII	All	-	-	1,120	319	286	3,646	230
MC	ACC	-	36.0	4,224	1,088	1,088	-	-
MC	ACF	-	-	3,300	850	850	-	-
MC	AMC	-	18.0	4,752	1,224	1,224	-	-
MC	HPMC(MCC)	-	-	5,280	1,360	1,360	-	-
MC	HPMC(Other)	-	-	5,280	1,360	1,360	-	-
MC	MCF3	-	-	2,310	595	595	-	-
MC	TCMC(TD)	-	21.9	3,373	869	869	-	-
MC	TCMC(TCS)	-	21.9	3,373	869	869	-	-
MC	Other	-	18.0	4,752	1,224	1,224	-	-
MDR	AV	-	137.9	3,901	1,005	1,005	-	-
MDR	AMD	0.1	221.2	5	21	-	-	-
MDR	HPMD	-	222.3	17	4	4	-	-
MDR	PB	18.9	2.1	5	20	-	-	-
MDR	NBT	-	42.0	2,100	1,050	1,050	-	-
MDR	NWV	11.0	64.4	7	28	-	-	-
MDR	S	10.6	61.8	35	140	-	-	-
MDR	Other	11.0	97.8	5	21	-	-	-
MII	All	-	-	601	223	124	5,121	130
MU	AC	-	42.0	2,100	1,050	1,050	-	-
MU	BRM	-	-	-	3,180	2,120	-	-
MU	CTR	-	24.3	2,435	2,435	-	-	-
MU	KT	-	-	1,300	1,950	1,950	1,300	-
MU	KR	11.0	97.8	5	21	-	-	-
MU	NBG	-	42.0	2,100	1,050	1,050	-	-
MU	CBDG	-	21.9	1,789	1,661	1,661	-	-
MU	STRD	-	341.0	9,900	-	-	-	-
MU	WS	11.0	64.5	5	21	-	-	-
MU	Other	-	21.9	1,789	1,661	1,661	-	-
NC	All	-	-	2,310	595	595	-	-
OS	R	-	-	1,300	1,950	1,950	1,300	-
OS	Other	-	-	-	-	-	-	-
PC	CA	-	-	3,900	30,550	30,550	-	-

Zone	Precinct	Ultimate density (per net developable hectare)						
		Single dwelling (no.)	Multiple or other dwelling (no.)	Retail(m2)	Services (m2)	Profess. (m2)	Industry (m2)	Other (m2)
PC	FSR	-	357.0	9,686	25,809	25,809	-	-
PC	Other	-	399.0	3,857	25,622	25,622	-	-
RR	RRRD	0.025	-	-	-	-	-	-
RR	Other	1.6	-	-	-	-	-	-
RUR	H	0.025	-	-	-	-	-	-
RUR	C	0.003	-	-	-	-	-	-
RUR	J	0.1	-	-	-	-	-	-
RUR	RRRD	0.003	-	-	-	-	-	-
RUR	Other	0.003	-	-	-	-	-	-
SC	Other	-	-	-	-	-	-	-
SC	BRM	-	-	-	3,180	2,120	-	-
SC	D	-	-	3,500	-	-	-	-
SC	FRM	-	34	670	2,680	-	-	-
SC	MH	-	-	-	7,200	4,800	-	-
SC	MHF2	-	-	-	3,180	2,120	-	-
SP	TSDA (B, EC, ECO)	-	-	-	-	-	-	-
SP	TSDA (HIIP)	-	-	340	126	84	2,877	74
SP	TSDA (LMI)	-	-	1,120	319	286	-	230
SP	TSDA (Other)	-	-	601	223	124	-	130
SR	BBGC	-	-	20	5	-	-	-
SR	Other	-	-	-	-	-	-	-

**Table 4.2.2.2-Assumed population, housing and employment densities (broad-hectare)**

Zone	Precinct	Ultimate density (per net developable hectare)						
		Single dwellings (no.)	Multiple or other dwelling (no.)	Retail (m2)	Services (m2)	Profess. (m2)	Industry (m2)	Other (m2)
CF	All	-	-	-	-	-	-	-
CR	All	11.3	-	-	-	-	-	-
DC	All	-	-	2,970	765	765	-	-
EC	MCF2	-	-	1,485	383	383	-	-
EC	MCNS	-	-	3,432	884	884	-	-
EC	Other	10.8	3.2	13	52	-	-	-
HDR	PS	-	590.6	9,936	-	-	-	-
HDR	Other	-	51.9	425	54	298	-	-
HII	All	-	-	1	16	16	1,592	-
LC	All	-	-	2,970	765	765	-	-
LDR	MCF1*	-	-	1,485	383	383	-	-
LDR	MHF1*	-	-	-	3,180	2,120	-	-
LDR	RRRC*	12.2	1.3	7	26	-	-	-
LDR	ST*	6.5	-	-	-	-	-	-
LDR	Other	12.3	1.3	3	13	-	-	-
LII	All	-	-	720	205	184	2,344	148
MC	ACC	-	23.4	2,746	707	707	-	-
MC	ACF	-	-	2,145	553	553	-	-
MC	AMC	-	11.7	3,089	796	796	-	-
MC	HPMC(1)	-	-	4,290	1,105	1,105	-	-
MC	HPMC(2)	-	-	3,432	884	884	-	-
MC	MCF3	-	-	1,485	383	383	-	-
MC	TCMC(TD)	-	14.2	2,192	565	565	-	-

Zone	Precinct	Ultimate density (per net developable hectare)						
		Single dwellings (no.)	Multiple or other dwelling (no.)	Retail (m2)	Services (m2)	Profess. (m2)	Industry (m2)	Other (m2)
MC	TCMC(TCS)	-	14.2	2,192	565	565	-	-
MC	Other	-	11.7	3,089	796	796	-	-
MDR	AV	-	89.6	2,535	653	653	-	-
MDR	AMD	0.1	144.2	3	14	-	-	-
MDR	HPMD	-	144.9	11	3	3	-	-
MDR	PB	12.3	1.3	3	13	-	-	-
MDR	NBT	-	27.3	1,365	683	683	-	-
MDR	NWV	7.2	41.8	5	18	-	-	-
MDR	S	6.9	40.1	23	91	-	-	-
MDR	Other	7.2	63.5	3	14	-	-	-
MII	All	-	-	388	144	80	3,304	84
MU	AC	-	27.5	1,375	688	688	-	-
MU	BRM	-	-	-	3,180	2,120	-	-
MU	CTR	-	15.8	1,584	1,584	-	-	-
MU	KT	-	-	846	1,269	1,269	846	-
MU	KR	7.2	63.5	3	14	-	-	-
MU	NBG	-	27.3	1,365	683	683	-	-
MU	CBDG	-	14.3	1,164	1,081	1,081	-	-
MU	STRD	-	341.0	9,900	-	-	-	-
MU	WS	7.2	41.9	3	14	-	-	-
MU	Other	-	14.3	1,164	1,081	1,081	-	-
NC	All	-	-	2,310	595	595	-	-
OS	R	-	-	845	1,268	1,268	845	-
OS	Other	-	-	-	-	-	-	-
PC	CA	-	-	3,900	30,550	30,550	-	-
PC	FSR	-	357.0	9,686	25,809	25,809	-	-
PC	Other	-	399.0	3,857	25,622	25,622	-	-
RR	RRRD	0.021	-	-	-	-	-	-
RR	Other	1.3	-	-	-	-	-	-
RUR	H	0.021	-	-	-	-	-	-
RUR	C	0.002	-	-	-	-	-	-
RUR	J	0.085	-	-	-	-	-	-
RUR	RRRD	0.002	-	-	-	-	-	-
RUR	Other	0.002	-	-	-	-	-	-
SC	Other	-	-	-	-	-	-	-
SC	BRM	-	-	-	3,180	2,120	-	-
SC	D	-	-	3,500	-	-	-	-
SC	FRM	-	21.8	435	1,740	-	-	-
SC	MH	-	-	-	7,200	4,800	-	-
SC	MHF2	-	-	-	3,180	2,120	-	-
SP	TSDA (B, EC, ECO)	-	-	-	-	-	-	-
SP	TSDA (HIIP)	-	-	186	69	46	1,578	40
SP	TSDA (LMI)	-	-	720	205	184	-	148
SP	TSDA (Other)	-	-	388	144	80	-	84
SR	BBGC	5.0	-	13	3	-	-	-
SR	Other	-	-	-	-	-	-	-

**Table 4.2.2.3-Assumed population, housing and employment exceptions (heritage)**

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
24	Lot 1 on RP706700	269	0	0	0	0	0	0	1	0	0	vacant
25	Lot 1 on RP732245	255	0	0	0	0	0	32	66	62	0	hall
26	Lot 7 on RP703414	280	2.8	0	0	0	0	0	0	0	0	estimated
27	Lot 6 on T118301	221	2.8	0	0	0	0	0	0	0	0	USH
28	Lot 50 on T118105	267	2.8	0	0	0	0	0	0	0	0	USH
29	Lot 169 on T118105	269	2.8	0	0	0	0	0	0	0	0	USH
30	Lot 19 on RP701558	256	0	0	0	0	0	24	49	47	0	USH
31	Lot 1 on RP701861	460	0	0	0	0	0	3	7	6	0	estimated
32	Lot 18 on RP701558	256	0	0	0	0	0	24	50	47	0	estimated
33	Lot 204 on T118101	258	0	0	0	0	0	0	1	0	0	estimated
34	Lot 47 on T118117	258	0	0	0	0	0	0	1	0	0	Church
35	Lot 446 on CP886001	472	0	0	0	0	0	0	10	0	0	Church
36	Lot 42 on RP703374	268	0	0	0	0	0	14	29	27	0	estimated
37	Lot 202 on T118101	258	0	0	0	0	0	0	1	0	0	estimated
38	Lot 2 on RP860274	272	0	0	0	0	0	54	111	105	0	Church
39	Lot 41 on RP703374	268	0	0	0	0	0	14	29	27	0	estimated
40	Lot 203 on T118101	258	0	0	0	0	0	0	1	0	0	estimated
41	Lot 19 on RP745707	257	2.8	0	0	0	0	0	0	0	0	Church
42	Lot 32 on RP729858	233	2.8	0	0	0	0	0	0	0	0	USH
43	Lot 2 on RP707346	224	0	0	0	0	0	20	41	38	0	USH
44	Lot 263 on T1181	224	0	0	0	0	0	20	42	39	0	estimated
45	Lot 1 on RP701770	224	0	0	0	0	0	9	18	17	0	estimated
46	Lot 258 on T1181	224	0	0	0	0	0	20	42	39	0	estimated
47	Lot 3 on SP148258	224	0	0	0	0	0	25	53	50	0	estimated
48	Lot 1 on SP148258	224	0	0	0	0	0	40	82	78	0	estimated
49	Lot 2 on RP709172	226	2.8	0	0	0	0	0	0	0	0	estimated
50	Lot 52 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
51	Lot 65 on T11884	226	2.8	0	0	0	0	0	0	0	0	vacant
52	Lot 160 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
53	Lot 68 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
54	Lot 2 on RP702016	224	0	0	0	0	0	29	60	57	0	USH
55	Lot 32 on T11884	226	0	7.2	0	0	0	0	0	0	0	estimated
56	Lot 2 on RP733821	224	2.8	0	0	0	0	0	0	0	0	4 units



ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment	
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial		
57	Lot 1 on RP722451	216	2.8	0	0	0	0	0	0	0	0	0	USH
58	Lot 2 on RP701633	216	2.8	0	0	0	0	0	0	0	0	0	USH
59	Lot 1 on RP702042	216	2.8	0	0	0	0	0	0	0	0	0	USH
60	Lot 2 on RP840903	216	0	0	0	0	0	0	1	0	0	0	USH
61	Lot 262 on T1181	224	0	0	0	0	0	20	41	38	0	0	Church
62	Lot 83 on T11884	227	2.8	0	0	0	0	0	0	0	0	0	estimated
63	Lot 137 on T11884	226	2.8	0	0	0	0	0	0	0	0	0	Vacant
64	Lot 14 on T118194	225	2.8	0	0	0	0	0	0	0	0	0	vacant
65	Lot 51 on T11884	226	2.8	0	0	0	0	0	0	0	0	0	USH
66	Lot 70 on T11884	226	2.8	0	0	0	0	0	0	0	0	0	USH
67	Lot 153 on T11884	226	2.8	0	0	0	0	0	0	0	0	0	USH
68	Lot 48 on T1187	224	2.8	0	0	0	0	0	0	0	0	0	USH
69	Lot 117 on RP703355	272	2.8	0	0	0	0	0	0	0	0	0	USH
70	Lot 118 on RP703355	272	2.8	0	0	0	0	0	0	0	0	0	USH
71	Lot 23 on RP703389	268	2.8	0	0	0	0	0	0	0	0	0	USH
72	Lot 2 on RP703361	272	2.8	0	0	0	0	0	0	0	0	0	USH
73	Lot 52 on RP706831	209	0	7.2	0	0	0	0	0	0	0	0	USH
74	Lot 176 on T11884	226	2.8	0	0	0	0	0	0	0	0	0	4 units
75	Lot 1 on RP708992	216	2.8	7.2	0	0	0	0	0	0	0	0	USH
76	Lot 4 on RP701633	216	2.8	0	0	0	0	0	0	0	0	0	4 units
77	Lot 1 on RP702085	216	2.8	0	0	0	0	0	0	0	0	0	USH
78	Lot 3 on RP702042	216	2.8	0	0	0	0	0	0	0	0	0	vacant
79	Lot 74 on T11813	216	0	0	0	0	0	0	1	0	0	0	KSQ Exception
80	Lot 1 on RP714466	212	2.8	0	0	0	0	0	0	0	0	0	Church
81	Lot 29 on RP701601	255	2.8	0	0	0	0	0	0	0	0	0	USH
82	Lot 16 on RP706831	209	2.8	0	0	0	0	0	2.8	0	0	0	1 USH
83	Lot 1 on RP716224	228	2.8	0	0	0	0	0	0	0	0	0	Boarding House
84	Lot 105 on T1186	222	2.8	0	0	0	0	0	0	0	0	0	USH
85	Lot 276 on T11868	265	0	0	0	0	0	0	1	0	0	0	USH
86	Lot 275 on T11868	265	0	0	0	0	0	0	1	0	0	0	Church
87	Lot 112 on SP130012	270	0	0	0	0	0	54	0	0	0	0	Church
88	Lot 48 on RP701649	254	2.8	0	0	0	0	0	0	0	0	0	Auction house
89	Lot 1 on RP718874	460	0	0	0	0	0	0	1	0	0	0	USH
90	Lot 15 on RP701784	222	2.8	0	0	0	0	0	0	0	0	0	Hall

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment	
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial		
91	Lot 169 on EP2263	255	2.8	0	0	0	0	0	2.8	0	0	0	USH
92	Lot 51 on RP701649	254	2.8	0	0	0	0	0	0	0	0	0	vacant
93	Lot 52 on RP701649	254	2.8	0	0	0	0	0	0	0	0	0	USH
94	Lot 102 on T11887	265	0	0	0	0	0	20	41	39	0	0	vacant
95	Lot 1 on RP727464	330	2.8	0	0	0	0	0	0	0	0	0	estimated
96	Lot 25 on RP703382	274	2.8	0	0	0	0	0	0	0	0	0	USH
97	Lot 4 on RP716211	474	2.8	0	0	0	0	0	0	0	0	0	USH
98	Lot 291 on RP703355	275	0	0	0	0	0	0	1	0	0	0	USH
99	Lot 292 on RP703355	275	0	0	0	0	0	0	1	0	0	0	Church
100	Lot 42 on RP703389	268	2.8	0	0	0	0	0	0	0	0	0	Church
101	Lot 172 on RP703399	279	2.8	0	0	0	0	0	0	0	0	0	USH
102	Lot 143 on RP703359	278	2.8	0	0	0	0	0	0	0	0	0	USH
103	Lot 296 on RP703355	275	0	0	0	0	0	0	1	0	0	0	USH
104	Lot 289 on RP703355	275	0	0	0	0	0	0	1	0	0	0	Church
105	Lot 290 on RP703355	275	0	0	0	0	0	0	1	0	0	0	Church
106	Lot 30 on RP703409	287	2.8	0	0	0	0	0	0	0	0	0	Church
107	Lot 183 on RP703359	278	2.8	0	0	0	0	0	0	0	0	0	USH
108	Lot 72 on RP703359	278	2.8	0	0	0	0	0	0	0	0	0	USH
109	Lot 182 on RP703359	278	2.8	0	0	0	0	0	0	0	0	0	USH
110	Lot 149 on RP703359	278	2.8	0	0	0	0	0	0	0	0	0	USH
111	Lot 165 on SP116238	278	2.8	0	0	0	0	0	0	0	0	0	USH
112	Lot 31 on RP703409	287	2.8	0	0	0	0	0	0	0	0	0	USH
113	Lot 148 on RP703359	278	2.8	0	0	0	0	0	0	0	0	0	USH
114	Lot 150 on RP703359	278	2.8	0	0	0	0	0	0	0	0	0	USH
115	Lot 4 on SP119505	370	2.8	0	0	0	0	0	0	0	0	0	USH
116	Lot 18 on RP701633	216	2.8	0	0	0	0	0	0	0	0	0	USH
117	Lot 2 on RP701662	217	0	0	0	0	0	13	28	26	0	0	FSE Exception
118	Lot 2 on RP701648	217	0	0	0	0	0	0	53	50	0	0	estimated
119	Lot 3 on SP123456	213	0	0	0	0	0	0	1	0	0	0	FSE Exception
120	Lot 1 on RP701648	217	0	0	0	0	0	1	1	0	0	0	Council Office
121	Lot 1 on RP701696	218	0	0	0	0	0	0	417	0	0	0	vacant
122	Lot 12 on T11840	216	2.8	0	0	0	0	0	0	0	0	0	KSQ Exception
123	Lot 2 on RP707340	217	0	0	0	0	0	10	20	19	0	0	USH
124	Lot 16 on RP707412	217	0	0	0	0	0	20	41	39	0	0	estimated

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
125	Lot 3 on RP710800	287	0	0	0	0	0	0	1	0	0	vacant
126	Lot 1 on RP701816	216	0	7.2	0	0	0	0	0	0	0	Hall
127	Lot 709 on SP135285	263	0	0	0	0	0	0	0	2	0	FSE Exception
128	Lot 24 on RP701633	216	2.8	0	0	0	0	0	0	0	0	vacant
129	Lot 72 on T11813	216	0	0	0	0	0	0	1	0	0	USH
130	Lot 1 on RP710504	225	2.8	0	0	0	0	0	0	0	0	Church
131	Lot 71 on T11813	216	0	0	0	0	0	0	1	0	0	USH
132	Lot 1 on RP701912	225	2.8	0	0	0	0	0	0	0	0	vacant
133	Lot 2 on RP701817	216	2.8	0	0	0	0	0	0	0	0	KSQ Exception
134	Lot 43 on RP703476	285	0	0	0	0	0	0	1	0	0	USH
135	Lot 6 on RP719055	317	2.8	0	0	0	0	0	0	0	0	Church
136	Lot 171 on T1181	217	0	0	0	0	0	20	31	29	0	FSE exception
137	Lot 171 on RP703537	332	2.8	0	0	0	0	0	0	0	0	estimated
138	Lot 2 on RP701659	217	0	0	0	0	0	5	12	11	0	USH
139	Lot 5 on T118604	218	0	0	0	0	0	0	100	0	0	estimated
140	Lot 20 on RP707272	217	0	0	0	0	0	10	16	15	0	estimated
141	Lot 4 on RP701778	252	2.8	0	0	0	0	0	0	0	0	estimated
142	Lot 2 on RP707272	217	0	0	0	0	0	9	14	14	0	USH
143	Lot 5 on RP701603	255	2.8	0	0	0	0	0	0	0	0	estimated
144	Lot 2 on RP725278	252	2.8	0	0	0	0	0	0	0	0	USH
145	Lot 37 on T11868	270	0	0	0	0	0	17	36	34	0	USH
146	Lot 3 on RP701778	252	2.8	0	0	0	0	0	0	0	0	estimated
147	Lot 11 on RP903759	218	0	0	0	0	0	20	41	39	0	USH
148	Lot 163 on T1181	217	0	0	0	0	0	20	31	29	0	estimated
149	Lot 2 on RP709895	217	0	1.8	0	0	0	6	0	0	0	estimated
150	Lot 2 on RP701721	217	0	0	0	0	0	10	15	14	0	1 Unit 1 shop
151	Lot 1 on RP701930	270	0	0	0	0	0	15	0	0	0	estimated
152	Lot 31 on T11860	217	0	0	0	0	0	10	15	14	0	Vacant
153	Lot 49 on RP703409	287	2.8	0	0	0	0	0	0	0	0	estimated
154	Lot 52 on RP703409	287	2.8	0	0	0	0	0	2.8	0	0	boarding house
155	Lot 1 on RP701721	217	0	0	0	0	0	10	15	14	0	boarding house
156	Lot CP on SP141326	219	0	10.8	0	0	0	0	0	0	0	Vacant
157	Lot 48 on RP703409	287	2.8	0	0	0	0	0	0	0	0	6 units
158	Lot 1 on RP712215	219	0	0	0	0	0	10	20	19	0	USH

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
159	Lot 2 on RP743712	321	2.8	0	0	0	0	0	0	0	0	School
160	Lot 6 on RP703442	291	2.8	0	0	0	0	0	0	0	0	USH
161	Lot 1 on RP708141	219	0	0	0	0	0	14	29	27	0	School
162	Lot 706 on SP112195	258	0	0	0	0	0	80	123	116	0	School
163	Lot 2 on RP709750	254	0	0	0	0	0	0	1	0	0	estimated
164	Lot 1 on RP714572	317	2.8	0	0	0	0	0	0	0	0	Church
165	Lot 2 on RP701742	219	0	0	0	0	0	3	7	6	0	USH
166	Lot 3 on RP709750	254	0	0	0	0	0	0	1	0	0	School
167	Lot 3 on RP712293	232	2.8	0	0	0	0	0	0	0	0	Church
168	Lot 169 on RP703537	332	2.8	0	0	0	0	0	0	0	0	USH
169	Lot 133 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
170	Lot 66 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
171	Lot 3 on RP701633	216	2.8	0	0	0	0	0	0	0	0	USH
172	Lot 2 on RP701632	216	2.8	0	0	0	0	0	0	0	0	USH
173	Lot 42 on RP703476	285	0	0	0	0	0	0	1	0	0	KSQ Exception
174	Lot 21 on T118288	220	2.8	0	0	0	0	0	0	0	0	Church
175	Lot 21 on T118638	265	0	0	0	0	0	0	0	0	63	Vacant
176	Lot 2 on RP748152	493	0	0	0	0	0	0	5	0	0	Transport Terminal
177	Lot 1 on RP865807	460	0	0	0	0	0	8	0	0	0	Racecourse
178	Lot 2 on RP701653	217	0	0	0	0	0	6	12	12	0	School
179	Lot 277 on T11868	265	0	0	0	0	0	0	1	0	0	School
180	Lot 3 on RP701665	217	0	0	0	0	0	8	18	17	0	FSE exception
181	Lot 170 on RP703537	332	2.8	0	0	0	0	0	0	0	0	Vacant
182	Lot 43 on RP703374	268	0	0	0	0	0	14	29	27	0	USH
183	Lot 2 on RP709434	256	0	0	0	0	0	0	1	0	0	estimated
184	Lot 3 on RP745504	230	2.8	0	0	0	0	0	0	0	0	Church
185	Lot 152 on T11884	226	0	3.6	0	0	0	0	0	0	0	USH
186	Lot 85 on T11884	227	2.8	0	0	0	0	0	0	0	0	2 Units
187	Lot 86 on T11884	227	2.8	0	0	0	0	0	0	0	0	USH
188	Lot 138 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
189	Lot 43 on RP703389	268	2.8	0	0	0	0	0	0	0	0	USH
190	Lot 4 on RP713165	224	0	0	0	0	0	17	35	33	0	USH
191	Lot 247 on EP2301	224	0	0	0	0	0	0	5	0	0	estimated
192	Lot 69 on T11884	226	2.8	0	0	0	0	0	0	0	0	Toobrook Pool

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment	
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial		
193	Lot 3 on RP703437	291	2.8	0	0	0	0	0	0	0	0	0	USH
194	Lot 7 on RP724203	293	2.8	0	0	0	0	0	0	0	0	0	boarding house
196	Lot 21 on RP906488	225	2.8	0	0	0	0	0	0	0	0	0	1 RSH
197	Lot 1 on RP739248	225	2.8	0	0	0	0	0	0	0	0	0	USH
198	Lot 71 on T11867	225	2.8	0	0	0	0	0	0	0	0	0	USH
199	Lot 1 on SP156441	216	2.8	0	0	0	0	0	0	0	0	0	KSQ Exception
200	Lot 2 on RP701818	216	0	5.4	0	0	0	0	0	0	0	0	USH
201	Lot 3 on RP701927	230	2.8	0	0	0	0	0	0	0	0	0	KSQ Exception
202	Lot 6 on T118212	217	0	0	0	0	0	16	33	31	0	0	FSE Exception
203	Lot 48 on T118117	258	0	0	0	0	0	0	1	0	0	0	FSE exception
204	Lot 46 on T118117	258	0	0	0	0	0	0	1	0	0	0	Church
205	Lot 1 on RP701632	216	2.8	0	0	0	0	0	0	0	0	0	Church
206	Lot 73 on T11813	216	0	0	0	0	0	0	1	0	0	0	USH
207	Lot 1 on RP719858	225	2.8	0	0	0	0	0	0	0	0	0	Church
208	Lot 2 on RP715005	268	0	0	0	0	0	1	0	0	0	0	FSE exception
209	Lot 1 on RP735183	217	0	0	0	0	0	35	73	69	0	0	shop
210	Lot 1 on RP708807	226	2.8	0	0	0	0	0	0	0	0	0	Vacant
211	Lot 53 on T11884	226	2.8	0	0	0	0	0	0	0	0	0	USH
212	Lot 2 on RP707023	225	0	5.4	0	0	0	0	0	0	0	0	USH
213	Lot 15 on T11840	216	2.8	0	0	0	0	0	0	0	0	0	3 units
214	Lot 9 on RP701633	216	2.8	0	0	0	0	0	0	0	0	0	included in GM
215	Lot 1 on RP717329	225	2.8	0	0	0	0	0	0	0	0	0	USH
216	Lot 2 on RP702042	216	2.8	0	0	0	0	0	0	0	0	0	1 USH
217	Lot 1 on RP701812	216	2.8	0	0	0	0	0	0	0	0	0	vacant
218	Lot 13 on T11840	216	2.8	0	0	0	0	0	0	0	0	0	USH
219	Lot 3 on SP172355	209	0	0	0	0	0	0	10	0	0	0	USH
220	Lot 1 on SP172355	209	0	0	0	0	0	0	10	0	0	0	Hotel
221	Lot 160 on EP708	209	2.8	0	0	0	0	0	0	0	0	0	Hotel
222	Lot 2 on SP172355	209	0	0	0	0	0	0	10	0	0	0	1 USH
223	Lot 158 on T118105	269	2.8	0	0	0	0	0	0	0	0	0	Hotel
224	Lot 99 on T118105	267	2.8	0	0	0	0	0	0	0	0	0	USH
225	Lot 2 on RP745103	267	2.8	0	0	0	0	0	0	0	0	0	USH
226	Lot 320 on T11823	214	0	0	0	0	0	20	41	39	0	0	USH
227	Lot 4 on RP701770	224	0	0	0	0	0	13	27	25	0	0	estimated

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			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial		
228	Lot 203 on T11823	460	2.8	0	0	0	0	0	0	0	0	0	estimated
229	Lot 2 on RP701770	224	0	0	0	0	0	9	19	18	0	0	USH
230	Lot 3 on RP701770	224	0	0	0	0	0	8	16	15	0	0	estimated
231	Lot 1 on RP748513	234	0	0	0	0	0	0	0	0	15	0	estimated
232	Lot 44 on RP703476	285	0	0	0	0	0	0	1	0	0	0	Furniture Manufacturer
233	Lot 3 on RP701851	460	2.8	0	0	0	0	0	0	0	0	0	Church
234	Lot 1 on RP712482	267	0	5.4	0	0	0	0	0	0	0	0	USH
235	Lot 32 on RP703409	287	2.8	0	0	0	0	0	0	0	0	0	3 units
236	Lot 51 on SP126582	278	0	0	0	0	0	3	0	0	0	0	School
237	Lot 28 on T118117	258	2.8	0	0	0	0	0	0	0	0	0	Shop
238	Lot 1 on RP715489	209	0	7.2	0	0	0	0	0	0	0	0	vacant
239	Lot 2 on T118125	226	2.8	0	0	0	0	0	0	0	0	0	4 units
240	Lot 75 on T118105	267	0	0	0	0	0	0	1	0	0	0	USH
241	Lot 87 on T118105	267	0	0	0	0	0	0	1	0	0	0	Church
242	Lot 72 on T118105	267	0	0	0	0	0	0	1	0	0	0	Church
243	Lot 88 on T118105	267	0	0	0	0	0	0	1	0	0	0	Church
244	Lot 71 on T118105	267	0	0	0	0	0	0	1	0	0	0	Church
245	Lot 74 on T118105	267	0	0	0	0	0	0	1	0	0	0	Church
246	Lot 73 on T118105	267	0	0	0	0	0	0	1	0	0	0	Church
247	Lot 89 on T118105	267	0	0	0	0	0	0	1	0	0	0	Church
248	Lot 90 on T118105	267	0	0	0	0	0	0	1	0	0	0	Church
249	Lot 37 on T11813	224	0	0	0	0	0	20	41	39	0	0	vacant
250	Lot 18 on T11840	216	0	9	0	0	0	0	0	0	0	0	estimated
251	Lot 55 on T11813	216	2.8	0	0	0	0	0	0	0	0	0	5 units
252	Lot 1 on RP701662	217	0	0	0	0	0	6	13	13	0	0	FSE exception
253	Lot 2 on RP725371	459	0	0	0	2.8	0	0	0	0	0	0	estimated
254	Lot 156 on T118192	249	0	0	0	0	0	0	1	0	0	0	School
255	Lot 157 on T118192	249	0	0	0	0	0	0	1	0	0	0	Church
256	Lot 202 on CP895209	211	2.8	0	0	0	0	0	0	0	0	0	Church
257	Lot 43 on T11868	270	0	0	0	0	0	20	41	39	0	0	School
258	Lot 35 on T11868	270	0	0	0	0	0	20	41	39	0	0	estimated
259	Lot 1 on RP701722	254	2.8	0	0	0	0	0	0	0	0	0	Vacant
260	Lot 219 on T1181	218	0	0	0	0	0	20	41	39	0	0	USH
261	Lot 2 on RP701959	265	2.8	0	0	0	0	0	0	0	0	0	estimated

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			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
262	Lot 23 on RP745734	219	0	0	0	0	0	10	20	19	0	Vacant
263	Lot 6 on RP745498	254	2.8	0	0	0	0	0	0	0	0	School
264	Lot 219 on T1186	228	2.8	0	0	0	0	0	0	0	0	USH
265	Lot 36 on T11868	270	0	0	0	0	0	7	0	0	0	USH
266	Lot 1 on RP709895	217	0	1.8	0	0	0	6	0	0	0	restaurant
267	Lot 33 on T11860	217	0	0	0	0	0	10	20	19	0	1 Unit 1 shop
268	Lot 170 on EP2263	255	2.8	0	0	0	0	0	2.8	0	0	estimated
269	Lot 105 on RP703355	272	2.8	0	0	0	0	0	0	0	0	Boarding House
270	Lot 1 on RP738946	179	0	3.6	0	0	0	0	0	0	0	USH
271	Lot 401 on P8363	100	2.8	0	0	0	0	0	0	0	0	2 Units
272	Lot 633 on EP1908	243	0	0	0	0	0	0	0	200	0	1 USH
273	Lot 254 on T11869	252	2.8	0	0	0	0	0	0	0	0	office
274	Lot 4 on SP120464	267	2.8	0	0	0	0	0	0	0	0	USH
275	Lot 63 on RP748781	209	0	0	0	0	0	0	6	0	0	USH
276	Lot 1 on RP739077	460	0	0	0	0	0	86	0	0	0	Alma Den
277	Lot 304 on T11823	460	0	0	0	0	0	0	1	0	0	estimated
278	Lot 319 on T11823	214	0	0	0	0	0	0	1	0	0	Church
279	Lot 1 on SP188739	260	2.8	0	0	0	0	0	0	0	0	Prison
280	Lot 1 on SP229803	214	0	0	0	0	0	49	75	71	0	USH
281	Lot 1 on RP726632	459	0	0	0	2.8	0	0	0	0	0	KSQ Exception
281	Lot 1 on RP726632	459	0	0	0	2.8	0	0	0	0	0	KSQ Exception
282	Lot 294 on RP703355	275	0	0	0	0	0	0	1	0	0	vacant
283	Lot 295 on RP703355	275	0	0	0	0	0	0	1	0	0	Church
284	Lot 4 on CWL812290	100	0	0	0	0	0	0	1	0	0	Church
285	Lot 123 on RP703476	285	2.8	0	0	0	0	0	0	0	0	Church
286	Lot 122 on RP703476	285	2.8	0	0	0	0	0	0	0	0	USH
287	Lot 14 on T11834	460	2.8	0	0	0	0	0	0	0	0	USH
288	Lot 293 on RP703355	275	0	0	0	0	0	0	1	0	0	USH
289	Lot 15 on T11834	460	2.8	0	0	0	0	0	0	0	0	Vacant
290	Lot 3 on RP882869	129	0	0	0	0	0	0	1	0	0	USH
291	Lot 4 on RP736178	123	0	0	2.8	0	0	0	0	0	0	Church
292	Lot 4 on RP736178	123	0	0	2.8	0	0	0	0	0	0	USH
293	Lot 203 on P8363	100	2.8	0	0	0	0	0	0	0	0	Vacant
294	Lot 89 on CWL1621	100	0	0	0	0	0	0	5	0	0	USH

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment	
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial		
295	Lot 308 on P8363	100	2.8	0	0	0	0	0	0	0	0	0	School (Paluma)
296	Lot 2 on RP716527	217	0	0	0	0	0	14	29	27	0	0	Masonic Lodge
297	Lot 44 on T118114	231	2.8	0	0	0	0	0	0	0	0	0	estimated
298	Lot 43 on T118114	231	2.8	0	0	0	0	0	0	0	0	0	USH
299	Lot 491 on E12463	393	0	0	0	0	0	0	1	0	0	0	Vacant
300	Lot 3 on RP721229	230	2.8	0	0	0	0	0	0	0	0	0	Church
301	Lot 2 on RP882869	129	0	0	0	0	0	0	1	0	0	0	vacant
302	Lot CP on SP175565	462	2.8	0	0	0	0	0	0	0	0	0	FSE exception
303	Lot 2 on RP709839	462	2.8	0	0	0	0	0	0	0	0	0	FSE exception
304	Lot 323 on T118105	270	0	0	0	0	0	20	41	39	0	0	FSE exception
305	Lot 181 on T1181	219	0	0	0	0	0	20	41	39	0	0	School
306	Lot 16 on P83615	100	2.8	0	0	0	0	0	0	0	0	0	water tank vacant
307	Lot 6 on P8366	100	2.8	0	0	0	0	0	0	0	0	0	1 USH
308	Lot 1 on P8363	100	2.8	0	0	0	0	0	0	0	0	0	USH
309	Lot 41 on T11884	226	2.8	0	0	0	0	0	0	0	0	0	Old school Horseshoe Bay Vacant
310	Lot 132 on T11888	234	2.8	0	0	0	0	0	0	0	0	0	vacant
311	Lot 2 on RP718721	217	0	0	0	0	0	0	23	22	0	0	USH
312	Lot 1 on RP701927	230	2.8	0	0	0	0	0	0	0	0	0	vacant
313	Lot 182 on T1181	219	0	0	0	0	0	20	41	39	0	0	USH
314	Lot 6 on P8368	100	2.8	0	0	0	0	0	0	0	0	0	estimated
315	Lot 2 on RP717551	283	2.8	0	0	0	0	0	0	0	0	0	USH
316	Lot 3 on RP701722	254	2.8	0	0	0	0	0	0	0	0	0	USH
317	Lot 2 on SP123456	213	0	0	0	0	0	0	1	0	0	0	USH
318	Lot 33 on RP703409	287	2.8	0	0	0	0	0	0	0	0	0	Church
319	Lot 2 on RP701722	254	2.8	0	0	0	0	0	0	0	0	0	USH
320	Lot 6 on RP706869	223	0	7.2	0	0	0	0	0	0	0	0	USH
321	Lot 47 on RP701649	254	2.8	0	0	0	0	0	0	0	0	0	4 units
322	Lot 2 on RP710003	224	0	0	0	0	0	0	1	0	0	0	USH
323	Lot 2 on RP701606	255	2.8	0	0	0	0	0	0	0	0	0	Church
324	Lot 1 on RP743522	178	2.8	0	0	0	0	0	0	0	0	0	Vacant
325	Lot 102 on B9031	107	2.8	0	0	0	0	0	0	0	0	0	USH
326	Lot 2 on SP212760	217	0	0	0	0	0	11	23	21	0	0	USH
327	Lot 9 on T118290	258	0	0	0	0	0	16	24	23	0	0	Vacant
328	Lot 1 on RP723447	466	0	0	0	0	0	0	0	0	4	0	estimated
329	Lot 1 on SP239094	100	2.8	0	0	0	0	0	0	0	0	0	Sewerage Treatment Plant (Mt St John)



ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment	
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial		
330	Lot 1 on RP716539	225	2.8	0	0	0	0	0	0	0	0	0	USH
331	Lot 5 on RP711405	284	2.8	0	0	0	0	0	0	0	0	0	FSR and HSR exceptions
332	Lot 716 on T118501	217	0	0	0	0	0	0	306	0	0	0	Vacant
333	Lot 453 on EP1600	217	0	0	0	0	0	0	1	0	0	0	Courthouse
334	Lot CP on SP222359	217	0	0	0	0	0	36	75	71	0	0	Vacant
335	Lot 224 on RP713516	252	0	0	0	0	0	0	30	0	0	0	vacant
336	Lot 16 on SP236486	225	2.8	0	0	0	0	0	0	0	0	0	Green Street SES

**Table 4.2.2.4-Assumed population, housing and employment exceptions (special cases)**

Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				
		Single (Urban)	Multiple	Rural Res.	Rural	Other	Retail	Service	Professional	Industrial	Other
Breakwater	215	73	2,129	0	0	3	134	1,800	79	0	17
Breakwater	461	46	434	0	0	117	6	10	8	2	4
North Ward Hospital site	225	0	365	0	0	0	115	135	103	0	3
JCU Discovery Rise	385	4,424	1,267	0	0	838	70	2,383	106	0	3
Hospital	510	14	0	0	0	0	0	700	47	5	0
Hospital	511	6	4	0	0	36	26	4,720	77	16	0
Port	261	0	0	0	0	0	0	0	0	500	0
Port	262	0	0	0	0	0	0	0	0	0	0
Port	264	0	0	0	0	0	0	0	0	500	0
Port	266	0	0	0	0	0	0	0	0	360	0
QNI	194	0	0	0	0	0	13	3	300	1,497	5
Defence land RAAF	247	0	0	0	0	100	0	0	0	0	800
Defence Lavarack	375	70	4	0	0	2000	22	147	5,200	56	143
Airport	246	0	0	0	0	0	118	208	693	500	30
Rocky Springs	457	30,992	0	0	0	0	2,132	3,117	998	1,159	533
Rocky Springs	206	1,812	0	0	0	0	99	190	179	0	18
Flinders Street East	462	0	0	0	0	0	400	620	590	0	0
Honeycombes' Development	214	0	1080	0	0	0	132	163	154	0	9
Historic Rail Station	219	0	0	0	0	0	0	121	115	0	0
Kings Street Quarter	462	0	1161	0	0	0	936	2522	2382	0	9
Dean Park Car Park	270	0	0	0	0	0	27	196	11	108	18
South Townsville Rail Yards	277	0	0	0	0	0	116	823	46	452	75



[Click here](#) to view PDF high resolution map - Special Exceptions

**Figure 4.2.2.1 - Location of areas ‘exception’ to the land use zones and precinct assumptions**

**Table 4.2.2.5-Delayed start date for growth associated with preliminary approvals**

Application	Development	Description	GMZ	Start Date
MI10/0055	Cosgrove	Master planned community (2,300 residential lots, etc)	238	2013
MI08/0067	Owens & Turner	Master planned community (3,600 residential lots, etc)	444, 445	2019
M85/07	Harris, Hogarth & Goffage	+350 residential lots	117	2016
MI08/0069	Owens & Turner	Commercial & retail uses	452	2017
MI07/0092	Rocky Springs	Master planned community (12,500 residential lots, etc)	206, 457	2017

**Table 4.2.2.6-Residential dwelling and non-residential floor space assumption summary**

Column 1 Description		Column 2 - Assumptions					
		2011	2016	2021	2026	2031	Ultimate
Housing	Single	54,888	61,077	66,506	72,323	78,272	111,270
	Multiple dwelling	13,953	15,453	16,660	18,011	19,378	48,402
	Other	<u>1,457</u>	<u>1,725</u>	<u>2,037</u>	<u>2,300</u>	<u>2,528</u>	<u>3,137</u>
	Total	70,297	78,255	85,203	92,634	100,178	162,809
Non-residential floor space (m2 GFA)	Retail	461,763	507,181	527,337	566,167	602,706	2,821,490
	Services	540,616	593,790	628,740	673,697	717,086	2,184,806
	Professional	394,972	433,821	460,149	492,564	524,608	1,591,110
	Industrial	1,840,690	2,021,739	2,171,477	2,324,357	2,471,865	8,872,650
	Other	<u>53,358</u>	<u>58,606</u>	<u>61,486</u>	<u>65,979</u>	<u>70,384</u>	<u>438,460</u>
	Total	3,291,397	3,615,138	3,849,188	4,122,764	4,386,648	15,908,516

**Table 4.2.2.7-Education assumptions summary**

Column 1 Description		Column 2 - Assumptions					
		2011	2016	2021	2026	2031	Ultimate
Education enrolments	Pre-primary	18,712	19,792	20,473	21,140	21,759	23,752
	Secondary	12,892	13,636	14,104	14,591	15,062	16,500
	Tertiary	<u>13,775</u>	<u>15,137</u>	<u>16,208</u>	<u>17,317</u>	<u>18,411</u>	<u>19,213</u>
	Total	45,379	48,565	50,785	53,048	55,232	59,464

**Editor's note**—Student enrolments are also a critical aspect of infrastructure planning, so their assumptions and projections have been made in addition, and supplementary to, the statutory requirements of the LGIP.

- (5) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 - Local government infrastructure plan mapping and tables:
- Table SC3.1.3 - Existing and projected residential dwellings;
  - Table SC3.1.4 - Existing and projected non-residential floor space; and
  - Table SC3.1.5 - Existing and projected education enrolments.

**Editor's note**—More detailed projections by growth model zone areas are available in the extrinsic material. Projections are based on the Townsville Growth Model (18.5.2016), moderated to provide for an earlier start for Rocky Springs, and a later start for Mt Low Developments.

### 4.2.3 Infrastructure demand

- The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC3.1.6a and Table SC3.1.6b, Schedule 3, Local government infrastructure plan mapping and tables.  
These rates are for land which is, respectively, less than or greater than thresholds of size that represent infill or broad-hectare development that correlate with the development assumptions in section 4.2.2.
- The service catchments are identified in Schedule 3 Local government infrastructure plan mapping and tables, SC3.3.3 – Service area maps. They are also shown in finer detail in the plans for trunk infrastructure<sup>1</sup>.
- A summary of the projected infrastructure demand for each service catchment is stated in Table 4.2.3.1 to Table 4.2.3.5.

<sup>1</sup> This is different to the LGIP template. Reference to the service catchment maps are made here rather than from the tables.

**Table 4.2.3.1 - Water supply demand summary**

Service area	Water supply demand (EP)					
	2011	2016	2021	2026	2031	Ultimate
Central, urban	187,710	209,269	225,917	244,467	265,694	467,262
Central, non-urban	19,337	20,751	23,172	24,696	25,754	32,712
Cungulla	395	419	442	464	497	881
Magnetic Island, urban	2,666	2,868	3,015	3,193	3,416	9,358
Magnetic Island, non-urban	111	116	121	127	134	224
Paluma	134	134	134	134	134	156
Total	210,354	233,558	252,800	273,080	295,630	510,591

**Table 4.2.3.2 - Sewerage demand summary**

Service area	Sewerage demand (EP)					
	2011	2016	2021	2026	2031	Ultimate
Central, urban	198,157	220,564	237,732	256,957	278,830	496,803
Central, non-urban	741	1,049	1,233	1,438	1,621	4,222
Magnetic Island, urban	2,737	2,940	3,086	3,265	3,489	9,656
Magnetic Island, non-urban	-	-	-	-	-	-
Toomulla	158	165	170	176	184	308
Total	201,793	224,718	242,221	261,835	284,124	510,989

**Table 4.2.3.3 - Roads demand summary**

Service area	Roads demand (Trip ends/d)					
	2011	2016	2021	2026	2031	Ultimate
Central, urban	1,048,626	1,158,434	1,238,356	1,331,976	1,431,161	3,696,195
Central, non-urban	41,936	47,904	56,563	64,895	66,317	130,445
Magnetic Island, urban	12,314	12,860	13,250	13,732	14,333	46,047
Magnetic Island, non-urban	427	447	465	488	514	843
Rural	49,812	52,685	55,071	57,760	60,701	216,995
Total	1,153,114	1,272,328	1,363,705	1,468,852	1,573,025	4,090,524

**Table 4.2.3.4 - Pathways demand summary**

Service area	Pathways demand (Trip ends/d)					
	2011	2016	2021	2026	2031	Ultimate
Urban	47,012	51,581	55,011	58,693	62,754	93,483
Non-urban	-	-	-	-	-	-
Total	47,012	51,581	55,011	58,693	62,754	93,483

**Table 4.2.3.5 - Parks and land for community facilities demand summary**

Service area	Parks etc demand (ERP)					
	2011	2016	2021	2026	2031	Ultimate
Urban	157,017	173,427	185,631	198,840	214,763	359,605
Non-urban	23,097	24,403	26,857	29,209	29,130	44,741
Total	180,114	197,830	212,488	228,049	243,892	404,346

### **4.3 Priority infrastructure area**

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2026.
- (2) The priority infrastructure area is identified in Schedule 3 - Local government infrastructure plan mapping and tables, SC3.3.4 - Priority infrastructure area map.

## 4.4 Desired standards of service

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Details of the standard of service for a trunk infrastructure networks are identified in the extrinsic material.

### 4.4.1 Water supply

The water supply desired standards of service is to:

- (1) Ensure drinking water complies with the [National Health and Medical Research Council \(NHMRC\) Australian drinking water guidelines](#) for colour, turbidity and microbiology.
- (2) Collect, store, treat and convey potable water from source to consumers in accordance with the [Water Act 2000](#).
- (3) Minimise non-revenue water loss.
- (4) Design the water supply network in accordance with council's adopted standards identified in the planning scheme to provide:
  - (a) average day consumption (AD) – 600 l/EP/day;
  - (b) minimum and maximum supply pressure of 220 kPa and 800 kPa at each property boundary; and
  - (c) fire flow for residential (15 l/s for 2 hours), industrial and commercial (30 l/s for 4 hours) development.
- (5) Ensure water systems meet the requirements of the [Water Supply \(Safety and Reliability\) Act 2008](#).

### 4.4.2 Sewerage

The sewerage desired standards of service is to:

- (1) Provide a reliable network that collects, stores, transports, treats and releases sewerage from premises.
- (2) Design the sewerage network in accordance with:
  - (a) council's adopted standards identified in the planning scheme;
  - (b) Water Services Association of Australia (WSAA) guidelines;
  - (c) the [Water Act 2000](#);
  - (d) the requirements of the [Water Supply \(Safety and Reliability\) Act 2008](#);
  - (e) all Environment Protection (EPA) legislation, regulations and licence conditions; and
  - (f) key design parameters identified in Table 4.4.2.1.

**Table 4.4.2.1 - Key design parameters for the sewerage network**

Infrastructure item	Design parameters
All (network)	average dry weather flow (ADWF) - 230 l/EP/day peak wet weather flow (PWWF) - 5 x ADWF or C1 x ADWF (whichever is larger). C1 = $15 \times (EP)^{-0.1587}$
Pump stations	emergency storage of 6 hrs @ ADWF in pump stations and contributing gravity sewer catchments. installed large pump capacity - PWWF installed small pump capacity - 2 x ADWF
Gravity sewers	air space of at least 30% of pipe diameter at design flow slope to achieve self-cleansing velocity
Rising mains	minimum velocity for small pump: 0.5 m/s minimum velocity for large pump: 0.75 m/s maximum velocity: 2.5 m/s
Sewerage treatment/release	existing and future DEHP licence conditions, Recycled Water Management Plan requirements, EPBC requirements, biosolids guidelines and other relevant state and federal government guidelines and legislation.

The above table provides a summary of a few of the key design parameters for the sewerage network. Reference should be made to the full council planning and design standards in the relevant planning scheme code and policy along with

other nominated standards, guidelines and legalisation for the planning and design of sewerage networks.

### 4.4.3 Roads

The roads desired standards of service is to:

- (1) Provide a functional, safe and efficient road hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.
- (2) Design the road network to comply with the following:
  - (a) adopted standards identified in the planning scheme, and where deficient: the [Department of Transport and Main Roads' Interim Guide to Road Planning and Design](#) or the [AUSTROADS guides](#);
  - (b) maximum road volume to capacity ratios (Table 4.4.3.1); and
  - (c) maximum degree of saturation for intersections (Table 4.4.3.2).

**Table 4.4.3.1 - Maximum volume to capacity ratios for the road network**

Infrastructure item	Maximum volume to capacity ratio by land use	
	Residential	Non-residential
Arterial	0.75	0.75
Sub-arterial	0.75	0.75
Major collector	0.75	0.75
Arterial (state-controlled)	0.75	0.75

**Table 4.4.3.2 - Maximum degree of saturation for road intersections**

Road network item	Maximum degree of saturation
Traffic signals	0.8
Roundabout	0.8
Priority controlled	0.8
Traffic signals (state-controlled)	0.8

### 4.4.4 Footpaths and cycleways network

The footpaths and cycleways desired standards of service is to:

- (1) Provide a safe, attractive and convenient network that links residential areas to major activity nodes and public transport interchanges, thereby encouraging walking and cycling as acceptable travel alternatives; and
- (2) Comply with council's adopted standards identified in the planning scheme, and Table 4.4.4.1.

**Table 4.4.4.1 - Key footpath and cycleway design characteristics**

Characteristic	Description
Coherence	Continuity of routes, consistent quality of routes and facilities, easy to follow, freedom of choice of routes.
Directness	Efficient operating speed, minimal delay times on commuting routes, avoid detour effects.
Safety	Minimal risk of accidents, conflict with motorised traffic or exposure to unsafe infrastructure.
Attractiveness	Lighting, personal safety, aesthetics, integration with surrounding area, access to different activities.
Comfort	Smooth, skid resistant surfaces, gentle gradients, minimal obstructions, minimal need to stop, minimal complicated movements, protection from adverse weather, journey facilities (e.g. seats, shade, drinking fountains).

### 4.4.5 Public parks and land for community facilities network

The parks and land for community facilities DSS is to:

- (1) Provide an accessible network of parks, open space, and opportunities for co-located community facilities that meets the needs of residents and visitors in accordance with the rate of provision identified in Table 4.4.5.1 and accessibility standards outlined in Table 4.4.5.2.

- (2) Ensure land for public parks and community facilities has:
- (a) minimum land size as identified in Table 4.4.5.3;
  - (b) configuration, slope, and acceptable level of flood immunity in accordance with adopted standards identified in Table 4.4.5.3; and
  - (c) embellish public parks to complement the type and purpose of the public park as identified in Table 4.4.5.4.

**Table 4.4.5.1 - Park provision**

Infrastructure	Rate of provision (m <sup>2</sup> /ERP)	
	District	Regional
Recreation parks	4	6
Sports parks	12	5

**Table 4.4.5.2 - Park access**

Infrastructure	Accessibility standard (km)	
	District	Regional
Recreation parks	2	25
Sports parks	5	10

**Table 4.4.5.3 - Land characteristics**

Infrastructure	Recreation parks		Sports parks	
	District	Regional	District	Regional
Minimum usable size (ha)	2	6	3	10
Average (desired) size (ha)	4	13	6	18
Shape of land	Preferred square or rectangular aspect ratio no greater than 2:1		To maximise area available for playing fields, a square or rectangle is most efficient	
Minimum desired flood immunity	20% of total area to be above Q50, 10% to be above Q100	50% of total area to be above Q50, 20% to be above Q100	Free of hazards. Fields and courts above Q50. Built facilities above Q100	
Maximum desired grade	Average grade of 1:14 for 50% of site		1:80 for all playing surfaces. Laser levelling to a maximum gradient of 1:100	
Road frontage and visibility	50% of park perimeter to have direct road frontage, preferably on a collector road		Approximately 25-50% of the park perimeter to have direct road frontage	



**Table 4.4.5.4 - Standard facilities/embellishments for trunk public parks**

Embellishment type	Recreation parks		Sport parks	
	District	Regional	District	Regional
Playground	✓	✓		
Half-basketball court	✓	✓		
Re-bound wall	✓	✓		
Skate facility	✓	✓		
Exercise equipment	✓	✓		
Fencing – bollards or log and rail to prohibit car access	✓	✓	✓	✓
Shade trees clustered near activity areas	✓	✓	✓	✓
Turf	✓	✓	✓	✓
Landscaped garden beds	✓	✓	✓	✓
Irrigation	✓	✓	✓	✓
Lighting	✓	✓	✓	✓
Internal pathways and paving	✓	✓	✓	✓
Bicycle racks	✓	✓	✓	✓
Signage	✓	✓	✓	✓
Shade structures	✓	✓	✓	✓
Tap/bubbler	✓	✓	✓	✓
Bench seating	✓	✓	✓	✓
Electric barbeque	✓	✓		
Picnic shelters	✓	✓	✓	✓
Bins	✓	✓	✓	✓
Dog off-leash areas	✓	✓		
Toilets	✓	✓	✓	✓
Internal roads and car parking		✓	✓	✓
Clubhouse			✓	✓
Spectator facilities			✓	✓
Sports fields			✓	✓
Sports courts			✓	✓

## 4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2031.

### 4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3-Local government infrastructure plan mapping and tables:
- (a) SC3.3.5 - Plans for trunk water supply infrastructure;
  - (b) SC3.3.6 - Plans for trunk sewerage infrastructure;
  - (c) SC3.3.7 - Plans for trunk roads infrastructure;
  - (d) SC3.3.8 - Plan for trunk footpaths and cycleways infrastructure;
  - (e) SC3.3.9 - Plan for trunk parks and land for community facilities infrastructure.
- (2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

### 4.5.2 Schedules of works

- (1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed on council's website ([Click here](#)).
- (2) The future trunk infrastructure is identified in the following tables in Schedule 3-Local government infrastructure plan mapping and tables:
- (a) for the water supply network, Table SC3.3.5.1
  - (b) for the sewerage network, Table SC3.3.6.1
  - (c) for the road network, Table SC3.3.7.1
  - (d) for the footpath and cycleway network, Table SC3.3.8.1
  - (e) for the parks and land for community facilities network, Table SC3.3.9.1

#### Editor's note—Extrinsic material

The below table identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

#### List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
<a href="#">Local government infrastructure plan – planning assumptions &amp; PIA. Townsville City Council.</a>	11.4.17	D. Irwin
<a href="#">Local government infrastructure plan – DSS, definitions and demand. Townsville City Council.</a>	11.4.17	D. Irwin
<a href="#">Local government infrastructure plan – PFTI. Townsville City Council.</a>	11.4.17	D. Irwin
<a href="#">Local government infrastructure plan – alignment with the long term financial plan. Townsville City Council.</a>	11.4.17	D. Irwin
<a href="#">Local government infrastructure plan – SOW model user manual. Townsville City Council.</a>	11.4.17	D. Irwin
<a href="#">LGIP projections and densities. EXCEL spreadsheet. Townsville City Council</a>	11.4.17	D. Irwin
<a href="#">PIP water infrastructure planning summary of water supply strategies. DPM Water Pty Ltd report for Townsville City Council. (37386545)</a>	2013	DPM Water Pty Ltd
<a href="#">PIP sewer infrastructure planning summary of sewer strategies. DPM Water Pty Ltd report for Townsville City Council (37386503)</a>	Jan 2013	DPM Water Pty Ltd
<a href="#">Townsville City Council road network planning report . Townsville City Council (78587969).</a>	Nov 2014	B. Bailey

<a href="#">Townsville City Council report for footpath and cycleway network for priority infrastructure plans. Townsville City Council (37384255).</a>	Jan 2013	B. Bailey
<a href="#">Townsville City Council parks planning report (94191754)</a>	14.3.17	D. Irwin

## 4.6 Definitions

This local government infrastructure plan has been prepared as part of a planning scheme compliant with the Queensland Planning Provisions version 3.0, 17 February 2013. As such, terms defined elsewhere in the planning scheme are applicable here. In addition, the following terms also apply.

**Table 4.6.1 - Zoning code abbreviations**

Note – these are not a complete list, but are relevant to the tables elsewhere in this local government infrastructure plan and relate to zones described in the planning scheme.

Abbreviation	Zoning
CF	Community Facilities
CR	Character Residential
DC	District Centre
EC	Emerging Communities
HDR	High Density Residential
HII	High Impact Industry
LC	Local Centre
LDR	Low Density Residential
LII	Low Impact Industry
MC	Major Centre
MDR	Medium Density Residential
MII	Medium Impact Industry
MU	Mixed Use
NC	Neighbourhood Centre
OS	Open Space
PC	Principal Centre
RR	Rural Residential
RUR	Rural
SC	Specialised Centre
SR	Sport and Recreation

**Table 4.6.2 - Precinct code abbreviations**

Note - these are not a complete list, but are relevant to the tables elsewhere in this local government infrastructure plan and relate to precincts described in the planning scheme, or growth model precincts identified in the extrinsic material.

Abbreviation	Precinct
AC	Arcadia Central
ACC	Aitkenvale Centre Core
ACF	Aitkenvale Centre Frame
AMC	Aitkenvale Major Centre
AMD	Aitkenvale Medium Density
AV	Aitkenvale Village
BBCG	Balgol Beach Golf Course
BRM	Bayswater Road Medical - Mixed use precinct
C	Cungulla
CA	Civic Administration
CBDG	Sturt Street Gateway
CTR	Charters Towers Road Business - Mixed Use precinct
D	Domain Central (growth model precinct)
FRM	Fulham Road Medical (growth model precinct)
FSR	Flinders Street Retail
H	Horticulture
HPMC	Hyde Park Major Centre

Abbreviation	Precinct
HPMD	Hyde Park Medium Density
J	Jensen
KR	Kings Road
KT	Kirwan Traders
MCF1	Major Centre Fringe 1 (growth model precinct)
MCF2	Major Center Fringe 2 (growth model precinct)
MCF3	Major Center Fringe 3 (growth model precinct)
MCNS	Major Center North Shore (growth model precinct)
MH	Mater Hospital (growth model precinct)
MHF1	Mater Hospital Frame 1 (growth model precinct)
MHF2	Mater Hospital Frame 2 (growth model precinct)
NBG	Nelly Bay Gateway
NBT	Nelly Bay Tourist
NWV	North Ward Villages
PB	Picnic Bay
PS	Palmer Street
R	Riverway
RRRC	Ross River Road Corridor (growth model precinct)
RRRD	Rural Residential Ross Dam (growth model precinct)
S	The Strand
STRD	South Townsville Rail yards and Dean Park
TCMC	Thuringowa Central Major Centre
TSDA	Townsville State Development Area (model precinct)
WS	Wotton Street

**Table 4.6.3 - Sub-precinct code abbreviations**

Note - these are not a complete list, but are relevant to the tables elsewhere in this local government infrastructure plan and relate to sub-precincts described in the planning scheme, or growth model precincts identified in the extrinsic material.

Abbreviation	Sub-precinct
BP	Buffer (TSDA) – (growth model precinct)
ECP	Environmental Conservation (TSDA) – (growth model precinct)
ECOP	Ecological Corridor & Offsets (TSDA) – (growth model precinct)
HIIP	High Impact Industry (TSDA) – (growth model precinct)
LMI	Low Medium Impact Industry (TSDA) – (growth model precinct)
TCS	Thuringowa Centre Support
ID	Thuringowa Drive